

DODGE COUNTY PLANNING COMMISSION - CONDITIONAL USE PERMIT

Based on the record in this case of the application of Dodge County #4 for a conditional use permit, the Dodge County Planning Commission finds as follows (check as many as apply):

DISAPPROVAL - FACTUAL FINDINGS:

- 1. Does not protect the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will be injurious to the health, safety, morals and general welfare of the area.
- 3. Conditional use does not conform to the intent and purpose of the regulations and the comprehensive plan.
 - a. Use does not conform to regulations of the district in which it is located.
 - b. Ingress and egress are not designed to minimize congestion in the public street, road or highway.
 - c. Use is not in harmony with the character of the area and most appropriate use of the land.
 - d. Use does not conserve and stabilize the value of the property.
 - e. Use does not provide adequate open space for light and air.
 - f. Use adversely affects concentration of population.
 - g. Use congests public streets.
 - h. Use does not promote public safety, health, convenience and comfort.
 - i. Other: _____

Appendix Item # 214
Date 6-5-2019

APPROVAL - FACTUAL FINDINGS:

- 1. Conditional use protects the comfort, convenience, appearance, prosperity or general welfare of abutting properties and citizens.
- 2. Location and characteristics of the use will not be injurious to the health, safety, morals and general welfare of the area.

- _____ 3. Conditional use conforms to the intent and purpose of the regulations and the comprehensive plan.
- _____ a. Use conforms to regulations of the district in which it is located.
 - _____ b. Ingress and egress are designed to minimize congestion in the public street, road or highway.
 - _____ c. Use is in harmony with the character of the area and most appropriate use of the land.
 - _____ d. Use conserves and stabilizes the value of the property.
 - _____ e. Use provides adequate open space for light and air.
 - _____ f. Use does not adversely affect concentration of population.
 - _____ g. Use does not congest public streets.
 - _____ h. Use promotes public safety, health, convenience and comfort.
 - _____ i. Other: _____

DATED this _____ day of _____, 20_____.

BY: _____

Dodge site

#4

2019 MAY -3 PM 2:52
RECEIVED
Dodge Co Highway Dept

APPLICATION FOR CONDITIONAL USE
Dodge County, Nebraska

Date 5/1/19
Property Owner's Name Dodge County
Address: 435 N. Park Road 102 Fremont, NE 68005
Phone No. _____ (Home) 402-727-2767 (Work) _____

Pursuant to the Dodge County Zoning Regulations, application is hereby made for the following proposed use of property or structure: AN EMERGENCY COMMUNITY CENTER TOWER SITE FOR DODGE COUNTY

Section 21 Township 20 Range 5 Lot No. _____
Location within Section E2N2NW4 Lot Size 1 AC. (Sq.Ft./Acres)
Estimated Cost of Structure/Use \$ 500,000.00 Zoning District A-1

Will use in all other respects conform to the applicable regulations of the district in which it is located? Yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? Yes

How are Adjoining Properties Used (Actual Use)

North Row Crops South Row Crops
East Row Crops West Row Crops

Justification

You must justify your request. Questions 1 through 4 must be answered completely.

1. What is the general character of the area? Describe. RURAL DODGE COUNTY. ROW CROP FARMING. FARM HOMES + BUILDING SITES.
2. Can soil conditions support the proposed development? What is the soil classification of the area? Yes N.A.
3. Will use have adequate water, sewer and drainage facilities (approved by the Dodge County Board of Health, Dodge County Board of Supervisors, and the State of Nebraska Department of Health)? Yes

4. Will ingress and egress be so designed as to minimize traffic congestion in the public streets/roads?
YES How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be? LIMITED TRAFFIC

After construction. NO ADDITIONAL ROAD REQUIREMENTS.
Enclosed: requirements
Site Plan ✓ Soil Suitability Map NA Easements ✓
Conditions and requirements pending approval of application for a proposed operation and waste disposal plan from the DEQ or other applicable State Agency N/A

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.) The tower location is a minimum of 340' from any county road or any house.
Application Fee of \$ 150 is Non-Refundable.

The Zoning Administrator or Building Inspector, who may be accompanied by others, is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

In consideration of the issuance of this Certificate, the applicant hereby certifies that the information in this application is true and correct, and hereby certifies that compliance with the zoning, subdivision and floodplain regulations which are in effect have been met.

Applicant's Signature [Signature] Mailing Address 14815 Co Rd. 14
Blair NE 68008

OFFICE USE ONLY

PERMIT NO. 2019-009

Permit when issued is Transferrable/Transferrable Upon Renewal

Date 5/21/19 approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Planning Comm

Date 6-5-19 Approved _____
Approved with Added Conditions _____
Disapproved _____ Chair, Dodge County Board of Comm

____ See attachment for added conditions.

ATTEST _____
Dodge County Clerk

Dated this _____ day of _____ 20__

DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019

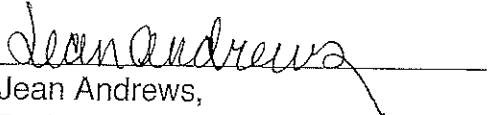
Jeff Quist
14818 County Road 14
Blair, NE 68008

Good Day!

Enclosed please find a copy of the agenda for the Planning Commission meeting to be held May 21, 2019 at 4:30 P.M. on third floor of the Courthouse, Fremont, NE. You or your representative should make an effort to attend this meeting to answer any questions the board may have. Please come to the east door of the Courthouse for admittance and go directly up to third floor. Please plan to attend the Dodge County Board of Supervisors meeting on June 5, 2019 where your applications will be heard from 9:35 through 9:50 A.M.

If you have any questions, please feel free to contact my office.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

Enclosure
Cc: File



Please turn to the
DISTRICT MANAGER Page in this
 book to see how you can receive
 your **FREE DIGITAL FLIP BOOKS**

Dodge Site

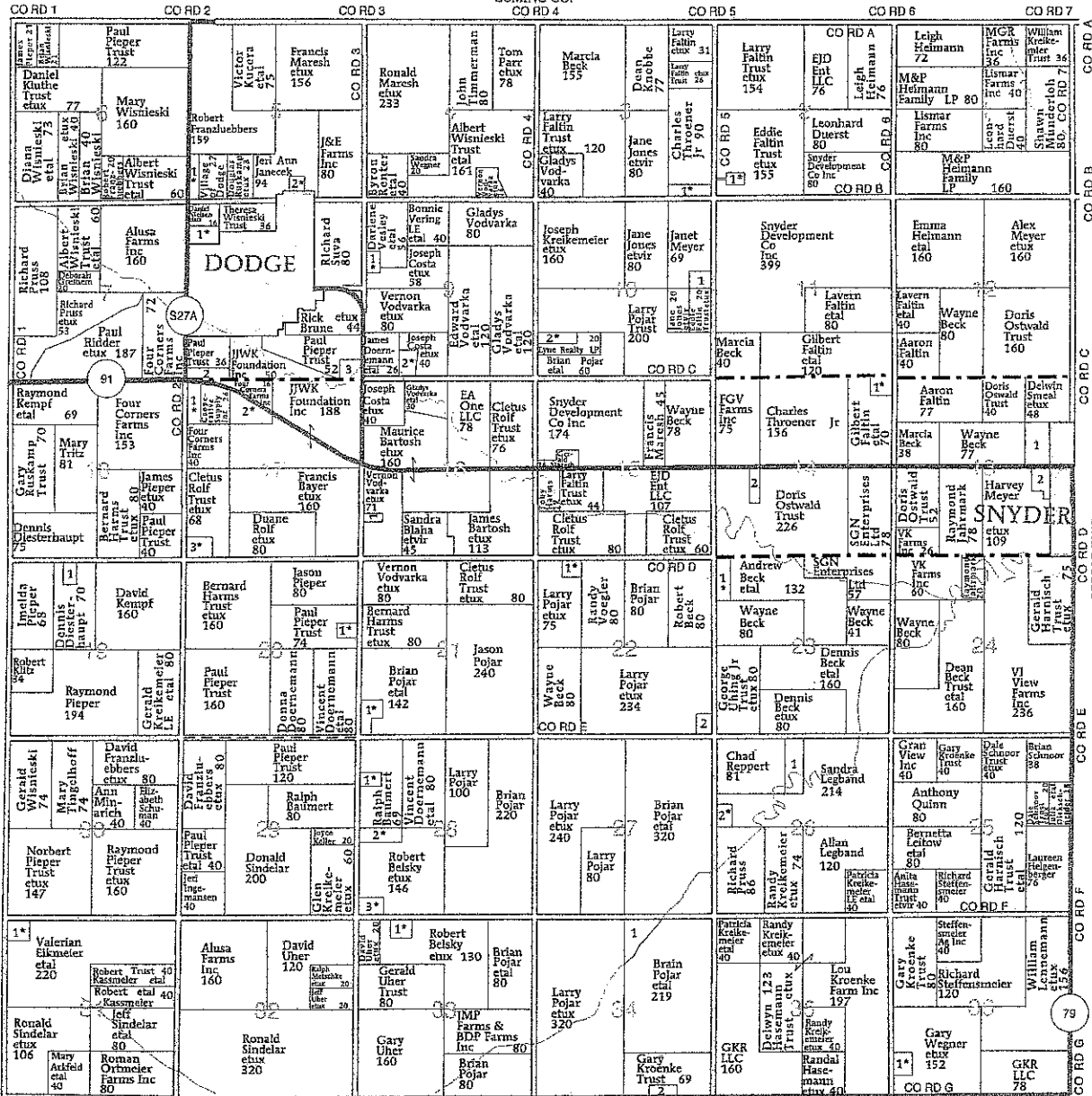
T-20-N

WEBSTER PLAT

R-5-E



CUMING CO.
 CO RD 4.



PLEASANT VALLEY TWP.

WEBSTER TOWNSHIP

SECTION 2

- 1. Oelkers, Sean etux 5

SECTION 3

- 1. Throener, Brian etal 10

SECTION 5

- 1. Wiess, Anthony etux 10
- 2. Paus, Jeffrey etux 6

SECTION 8

- 1. Risch, Daylin etal 13
- 2. Four Corners Farm Inc 13

SECTION 9

- 3. Hunke, Leon 9

SECTION 9

- 1. Ortmeler, Chad etux 6

- 2. Bayer, Allen etux 14

SECTION 10

- 1. Meyer, Russell 11

- 2. Pieper, Chad etux 11

SECTION 13

- 1. Smeal Properties Inc 15

- 2. Hunke Development LLC 10

SECTION 14

- 1. Griffin, Cynthia etal 8

- 2. Kennedy, Roland 6

SECTION 16

- 1. Harms, Daniel 5

SECTION 17

- 1. Wisneski, John etux 9

- 2. Ruskamp Trust, Daniel etux 19

- 3. Rolf, Eric etux 12

SECTION 19

- 1. Anders, Doug 10

SECTION 20

- 1. Uher, Eugene etux 6

SECTION 21

- 1. Pojar, Jason etal 20

SECTION 22

- 1. Grovjohn, Thomas etux 5

- 2. H&S Partnership LLP 6

SECTION 23

- 1. Beck, Leroy etux 10

SECTION 26

- 1. Sandra Legband Family LP 18
- 2. Meyer, Deron etux 6

SECTION 28

- 1. Baumert, Tom etux 10

- 2. Belsky, Andrew etux 11

- 3. Baumert, Ralph etux 7

SECTION 31

- 1. Uher, Randy etux 7

SECTION 33

- 1. Ebeling, Zachary etux 11

SECTION 34

- 1. Kroenke Trust, Gary 21
- 2. Lou Kroenke Farm Inc 11

SECTION 36

- 1. Wegner, Judith etal 8

Dodge Site

Write a description for your map.

Legend

📍 Untitled Placemark

Untitled Placemark

Google Earth

© 2016 Google

400 ft



DODGE COUNTY
BUILDING INSPECTION & ZONING DEPARTMENT

JEAN ANDREWS, Zoning Administrator

Courthouse - 435 N. Park, Room 204
Fremont, Nebraska 68025
Phone: (402) 727-2724

May 10, 2019

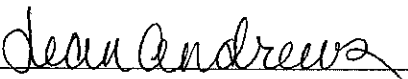
Dear Property Owner:

You are hereby notified that the Dodge County Planning Commission will hold a public hearing on Tuesday, May 21, 2019 at 4:30 P.M. in the Dodge County Board of Supervisors Room, 3rd Floor, Dodge County Courthouse, Fremont, NE 68025 to consider request of Dodge County, Nebraska to obtain a Conditional Use Permit for a proposed radio communication tower as per Article 25 **Supplemental Regulations** as per Section 4 located East ½ NE ¼ Section 21, Township 20 North, Range 5 East in Webster Township, Zoning District A-1, Intensive Ag.

The Dodge County Planning Commission will hold a public hearing on this matter at 4:30 P.M., Tuesday, May 21, 2019 in the Board of Supervisors Room, Third Floor of the Courthouse, Fremont, NE. Since your property adjoins the property that is requesting the Conditional Use Permit, it is a requirement that we notify you of such hearing.

If you have any objections or comments of this proposal, please send them in writing to this office or appear at the meeting and express them verbally.

Thank you,



Jean Andrews,
Dodge County Zoning Administrator

DODGE COUNTY TITLE & ESCROW CO., LLC
549 NORTH MAIN STREET,
FREMONT, NE 68025
402-721-5833

2019 APR -5 AM 9:10
RECEIVED
Dodge Co Highway Dept

NAME AND ADDRESS SEARCH

Request Made By: **Dodge County Couthouse**

We, **DODGE COUNTY TITLE & ESCROW CO., L.L.C.**, hereby certify that we have checked the records of the County Assessor of Dodge County, Nebraska, for the purpose of presenting a list to the Zoning Administrator of said County and find the following named persons are the property owners of land adjoining the property described as:

The North Half of the Northwest Quarter, Section 21, Township 20, Range 5 East of the 6th P.M., Dodge, Nebraska, and Tax Lot 22 in Section 16, Township 20, Range 5 East of the 6th P.M., Dodge, Nebraska, and Tax Lot 23 in Section 16, Township 20, Range 5 East of the 6th P.M., Dodge, Nebraska.

The list of names and addresses include all property owners within 300 feet of said property:

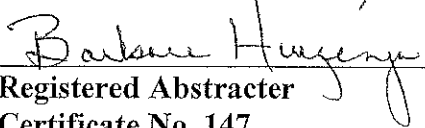
Jason Pojar 429 County Road F Scribner, NE 68057	S1/2 NE1/4	21-20-5
Cletus B and Alice C Rolf, TR 383 County Road D Road Dodge, NE 68633	S1/2 NW1/4 NE	21-20-5
Cletus B and Alice C Rolf, TR 383 County Road D Road Dodge, NE 68633	N1/2 NW1/4 NE1/4	21-20-5
Sandra L. and Leo F. Blaha 349 County Road D Dodge, NE 68633	SE1/4 SW1/4 & PT SW1/4 SE1/4	16-20-5
Daniel G. Harms 374 County Road 3 Dodge, NE 68633-4217	TL 24	16-20-5
Francis C. and Ruby Bayer 357 County Road 3 Dodge, NE 68633	E1/2 SE1/4, NW1/4SE1/4, NE1/4SW1/4	17-20-5
Jason Pieper 281 County Road E Dodge, NE 68633	N1/2NE1/4	20-20-5

Paul W. Pieper, TR 523 County Road 3 Dodge, NE 68633	SW1/4NE1/4 & TL 2	20-20-5
Bernard J. and Robyn L. Harms, TR 211 County Road D Dodge, NE 68633	S1/2NW1/4	21-20-5
JJWK Foundation Inc. Lois Gall POA 736 B Road Dodge, NE 68633	SE1/4 NW1/4, NE1/4NE1/4 & TL 16-19	17-20-5
Maurice and Macie Bartosh 321 Highway 91 Dodge, NE 68633-4218	TL 7 & TL 16-18	16-20-5

The liability of Dodge County Title & Escrow Co. is limited to the information available in the office of the County Assessor and in no way extends to the correctness of the fee simple title to subject property. A certified search of the records or a Title Insurance Policy would be required to assure the fee simple ownership and any existing liens.

Dated: April 3, 2019

DODGE COUNTY TITLE & ESCROW CO., L.L.C.



 Registered Abstracter
 Certificate No. 147
 Order No. 190311